

**COUNTY OF TWO HILLS NO. 21
IN THE PROVINCE OF ALBERTA
BYLAW NO. 2-2016**

A BYLAW OF THE COUNTY OF TWO HILLS NO. 21, IN THE PROVINCE OF ALBERTA TO ADOPT AN AREA STRUCTURE PLAN FOR CRISSEL ESTATES AND TO AMEND BYLAW 5-2009 BEING THE LAND USE BYLAW.

WHEREAS, Part 17, Section 633(1) of the Municipal Government Act R.S.A. 2000, Chapter M-26, as amended provides that Council may enact a bylaw adopting an Area Structure Plan; and

WHEREAS the owners/developers of lands legally described as Lot 1, Block 1, Plan 1321349 and Lot 2, Block 1, Plan 1424307 within the north half of SE 6-55-12-W4M desire to prepare an Area Structure Plan to provide a framework for subsequent subdivision and development of said lands; and

WHEREAS, the Council of the County of Two Hills deems it appropriate and desirable to prepare and adopt an Area Structure Plan for Crissel Estates; and

WHEREAS, the Municipal Government Act, R.S.A. 2000, Chapter M-26 as amended ("the Act") provides that a Municipal Council may amend its Land Use Bylaw; and

WHEREAS, the Council of the County of Two Hills deems it appropriate and desirable to amend Bylaw 5-2009, the Land Use Bylaw of the County of Two Hills, to facilitate the subdivision of country residential lots within the subject lands;

NOW THEREFORE, be it resolved, that the Council of Two Hills No. 21, in the Province of Alberta, duly assembled, does hereby enact the following:

1. That the "Crissel Estates Area Structure Plan" attached hereto as Schedule 'A', is hereby adopted.
2. That the County of Two Hills Land Use Bylaw 5-2009, as amended, is further amended as follows:
 - a. Insert, in alphabetical order, the following definition into Section 1.3 - Interpretation:

"Non-commercial agriculture" means development for small scale, non-commercial agricultural pursuits including the raising of crops for personal consumption, and for the feeding, breeding and raising of livestock. No livestock, other than the types listed under section 7.15(1) shall be permitted."
 - b. Insert the following subsection as Section 3.2(8):

3.2(8) Permitted varieties of livestock associated with non-commercial agriculture in the Country Residential Estate (CRE) District, provided that adequate confinement measures have been approved by the Development Authority and that animal quantities do not exceed the maximum allowed number of animal units as outlined in Section 7.15(1)(c) of this Bylaw
 - c. Insert Section 7.15 – Keeping of Livestock, attached hereto as Schedule 'B';
 - d. Insert Section 8.8: Country Residential Estate District (CRE) attached hereto as Schedule "C";


e. Amend Map 1 - Land Use District Map to redistrict the lands legally described as:

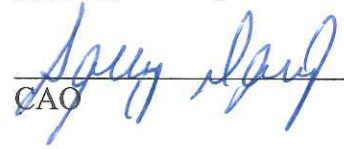
- i. Lot 1, Block 1, Plan 1321349; and
- ii. Lot 2, Block 1, Plan 1424307

within the north half of SE 6-55-12-W4M for a combined area of +/- 29.35 Ha (72.53 acres) more or less from Controlled Urban Development District (CUD) to Country Residential Estate District (CRE) as shown on the attached Schedule "D".

3. That this bylaw shall come into effect upon passing of third and final reading.

Received first reading this 10th day of May, 2016.

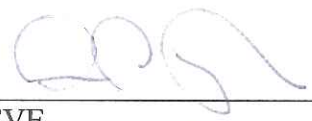


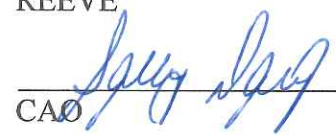
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Received second reading this 12th day of July, 2016.

Received third reading this 12th day of July, 2016.




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Crissel Estates Area Structure Plan

Prepared for
County of Two Hills No. 21





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1 BACKGROUND INFORMATION

The plan area is located directly northwest of the Town of Two Hills, on the north side of Provincial Highway 45 and immediately west of Range Road 125. The Town of Two Hills has a population of approximately 1431 (2012 Municipal Census) and acts as a regional center that services the surrounding rural community. The regional economy is largely supported by the agricultural and energy (oil and gas) sectors.

1.1 PURPOSE

This Area Structure Plan will guide the future development of a new residential subdivision. The objective of this Area Structure Plan is to illustrate a logical and appropriate development configuration that respects and complements the character of the neighbouring community while recognizing the value of the natural environment.

1.2 PLAN AREA

The County of Two Hills No. 21 (hereinafter referred to as “The County”) is located approximately 100 km east of Edmonton along Highway 45. While the subject property is represented by the remnant parcel of the north half of SE-06-55-12-W4M (shown as Parcel A in Figure 1), the plan area includes a previously subdivided 2.04 ha (5.04 ac) parcel (Parcel B in Figure 1) located in the northeast corner of the quarter section. Parcels A and B are legally described as Lot 1, Block 1, Plan 1321349 and Lot 2, Block 1, Plan 1424307, respectively.

The entire plan area occupies 29.36 ha (72.55 ac) and is located approximately 1 kilometer outside of the Town of Two Hills.

2 FACTORS INFLUENCING DEVELOPMENT

2.1 POLICY CONTEXT

This Area Structure Plan has been prepared in conformance with the Municipal Government Act and the County of Two Hills Municipal Development Plan.

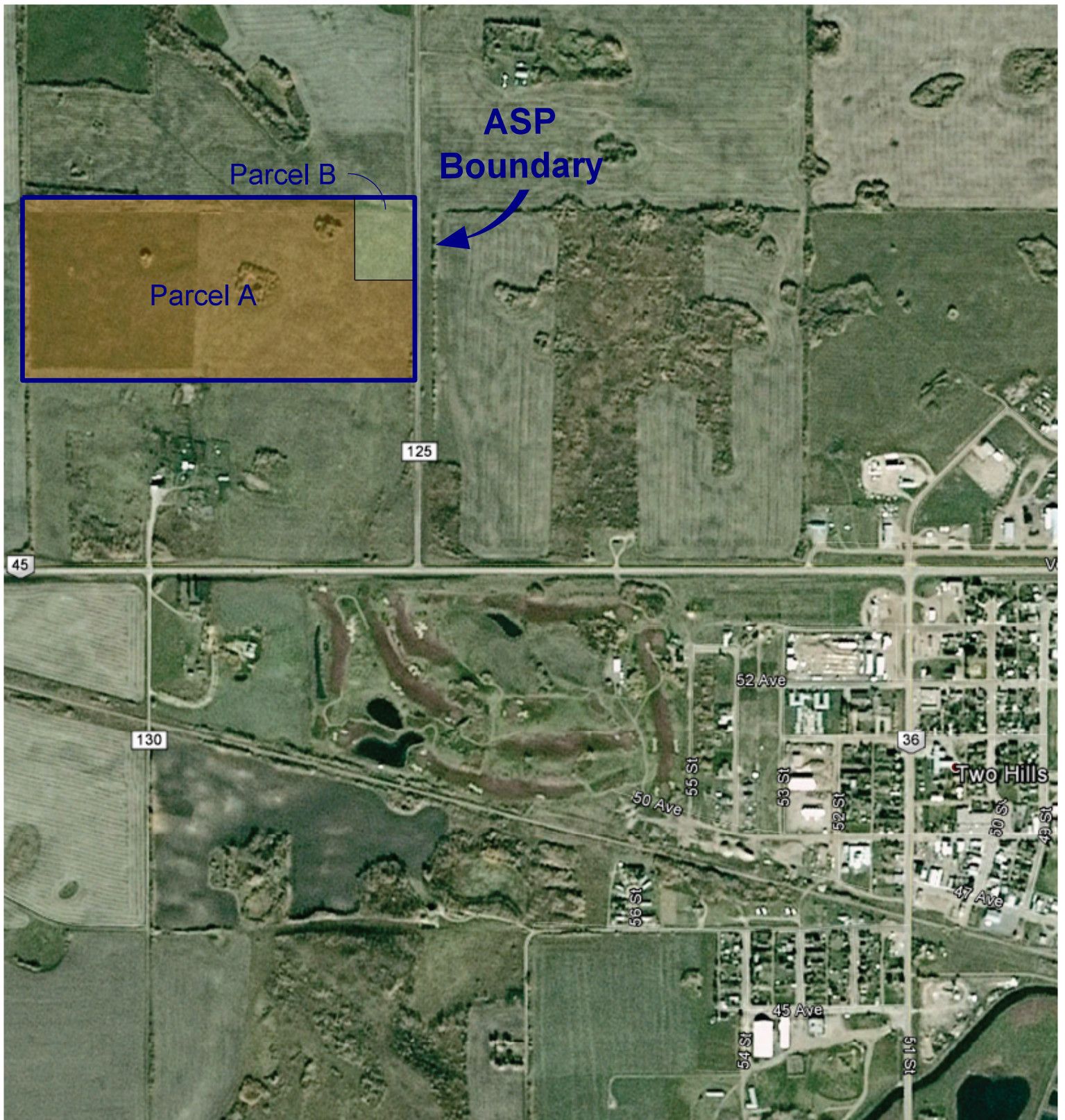


Image courtesy of Google

FIGURE 1 LOCATION PLAN

CRISSEL ESTATES
AREA STRUCTURE PLAN

Lot 1; Block 1; Plan 132 1349 &
Lot 2; Block 1; Plan 142 4307
County of Two Hills

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2.1.1 THE MUNICIPAL DEVELOPMENT PLAN (MDP)

The County of Two Hills No. 21 Municipal Development Plan (MDP) 6-2009 was adopted in October 2009. The MDP allows for multi-lot country residential development, defined as more than two residential lots within a quarter section, and acknowledges that subdivision for residential purposes in agricultural areas affects the social, economic and environmental community of The County. The intent of the MDP is not to prevent country residential development, but instead to allow for this type of development in such a manner as to limit the removal of higher capability agricultural land and to not cause unacceptable and adverse effects on the agricultural economy, the community or the natural environment.

Both single-lot country residential development, and multi-lot country residential development are allowed within the Agricultural Use areas and will be subject to the policies regarding the following: a development agreement, private sewage disposal systems, appropriate location, buffers, farmsteads, parcel size, surrounding features, school bus service, weeds, access, dwellings per country residential parcel, and secondary suites.

A multi-lot country residential subdivision of more than 5 lots will require that an amendment to the Land Use Bylaw be made. Council will require that that an Area Structure Plan be approved by Council prior to the approval of an amendment to the land use bylaw.

The County of Two Hills No.21 sets development criteria for multi-lot country residential subdivision. The following are deemed relevant to the subject of this area structure plan:

1. *Where a site is fully or partially treed, all possible means will be undertaken to retain the maximum amount of tree cover.*

The existing tree stands located within the boundaries of several of the proposed lots will be retained as natural landscape features since they occupy less developable areas of low ground elevation and high water table depths.

2. *The density of development shall be directly related to the development capability of the land resources, such as potable water supply, topography, vegetation, soil and drainage.*

All potential development constraints have been accounted for and the concept plan design has been shaped partially in response to these factors.

3. *Development will be directed to lands that are deemed by the County to be of lesser environmental significance.*

There are several areas in the County of Two Hills that have been designated as Environmentally Significant Areas. However, none of these are located on, or in close

proximity to the plan area. With respect to agricultural productivity, more than 86 percent of the plan area has a farm assessment rating of 41 percent or less, meaning that these lands have severe limitations that restrict the range of crops that can be cultivated.

4. Access to individual lots will be provided by internal roads or service roads developed to standards acceptable to the County of Two Hills No. 21, and not directly onto highways or County roads.

None of the proposed lots will be directly accessible from a highway or county road. Instead, a single local road will be installed to link the proposed lots with Range Road 125.

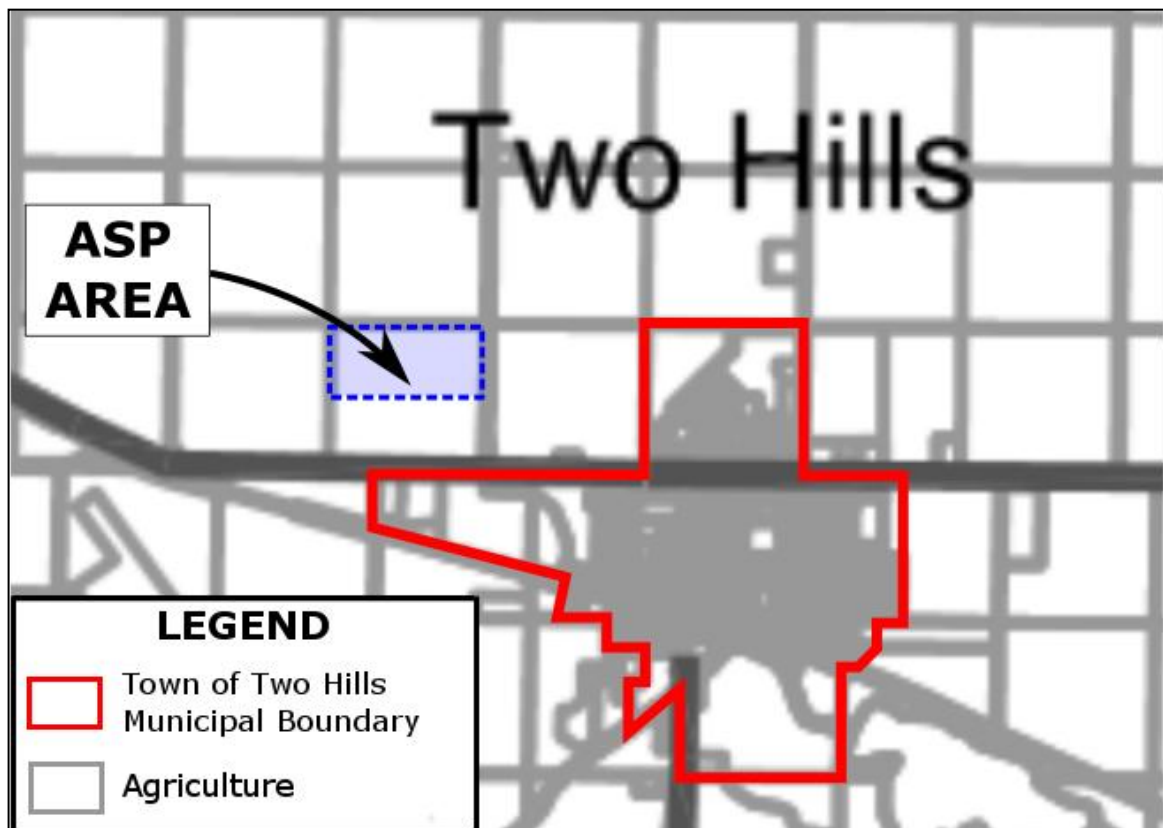


Image 1: Plan area as shown on the MDP Future Land Use Map

2.1.2 THE LAND USE BYLAW (LUB)

The County's Land Use Bylaw No. 5-2009 was adopted in September, 2009. The purpose of the Bylaw is to regulate and control the use and development of land and buildings within The County to achieve orderly, economical and beneficial development, use of land, and patterns of human settlement within the Municipality. The two properties that make up the plan area are currently designated as a Controlled Urban Development (CUD) District (see Image 2), which

regulates minimum lot areas and permitted uses as required in Agricultural Districts. In order to accommodate the proposed multi-lot subdivision the Land Use Bylaw will need to be amended.

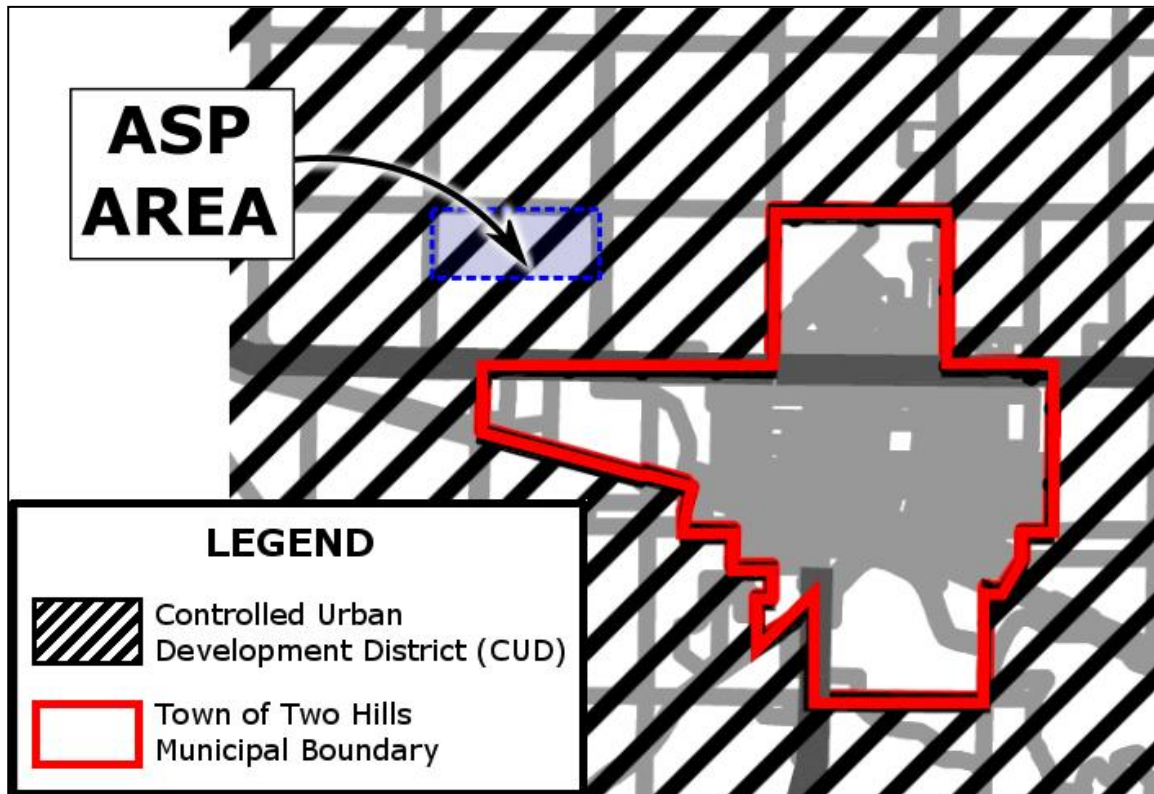


Image 2: Plan area as shown on the Land Use Bylaw Land Use Map

2.2 SITE CONTEXT

2.2.1 TOPOGRAPHY

The plan area currently consists of agricultural cropland, and the north half of the site is interspersed with several stands of trees. The study area is relatively flat and consists of rolling terrain that reaches its highest elevation near the northwest corner of the property (632 m to 635 m above sea level). There is a narrow section of slightly depressed ground that forms slopes in the east side of the plan area. The height of the slopes in this location is approximately 3 m to 5 m. Across much of the plan area the ground surface slopes downwards from the north and northwest to the south and east, and the height of the slope spans between 8 m and 10 m (see Figure 2).

2.2.2 NATURAL FEATURES AND CONSTRAINTS

The plan area currently consists of agricultural cropland and the north half of the site is interspersed with several stands of trees. The two largest tree stands that occupy portions of the front and rear yards of two of the proposed lots roughly overlap with two areas identified as having a high water table (less than 2.1 m from the ground surface). Future home construction will be directed away from the locations identified as having a high water table as shown in Figure 3. As a result, much of the existing tree cover will be preserved. Figure 3 also presents the location of the above-mentioned slopes that occupy a narrow strip of land towards the east end of the plan area. Ground slope in this location reaches up to 20 percent inclination, however these slopes show no evidence of shallow landslides or groundwater seepage. These slopes have been reviewed by Hagstrom Geotechnical Services Ltd. (the geotechnical engineering firm for the project) and are considered stable. As such, future development will not require a minimum building setback distance from the top-of-slope locations. Finally, Figure 3 shows the locations of two intersecting pipelines that will limit future development (not including roads) up to the edge of the 15 m wide right-of-ways.

2.2.3 SURROUNDING LAND USES

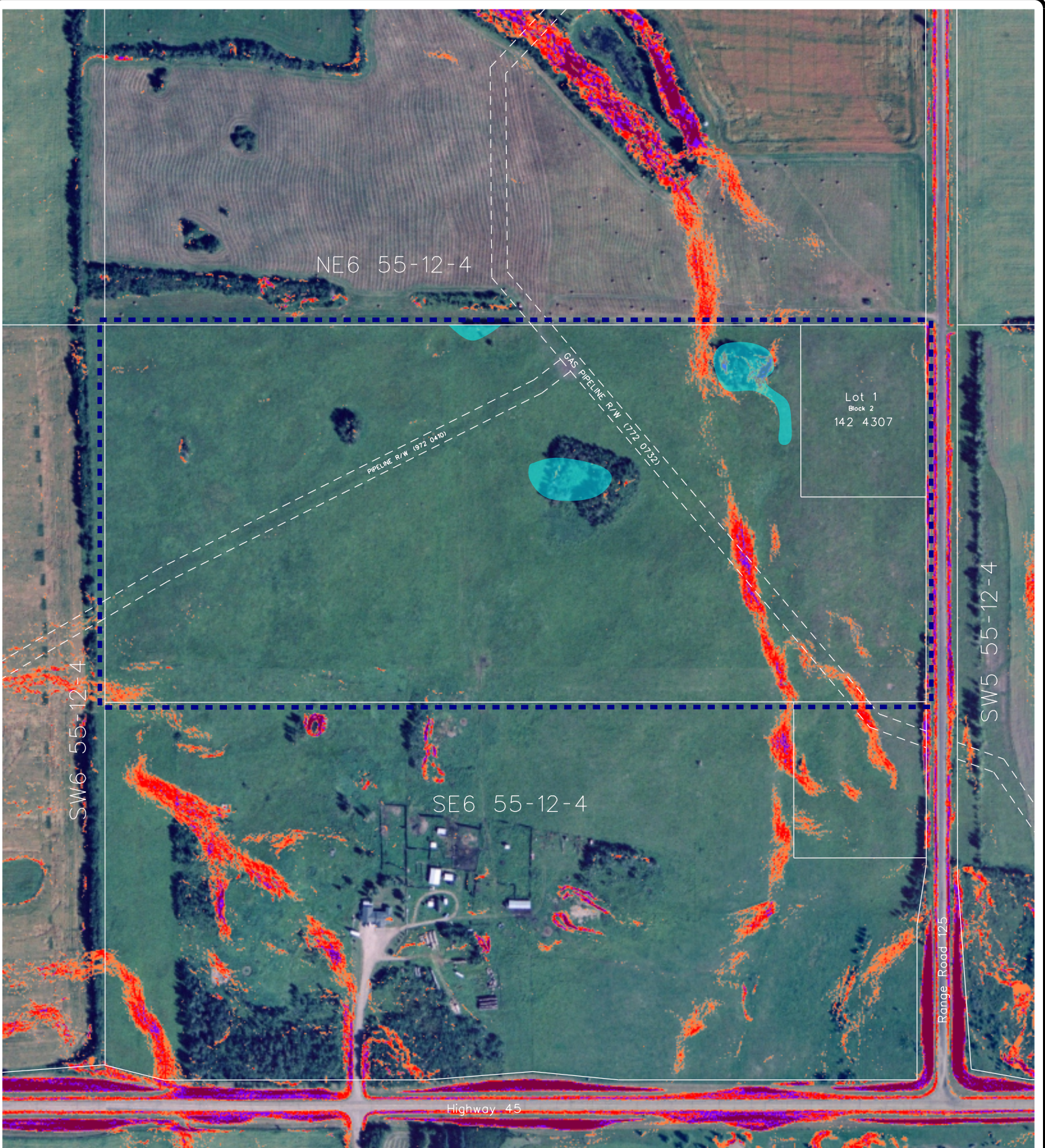
Based on a site visit to the study area, as well as a study of recent aerial imagery of the site and surrounding area, it appears that all neighbouring lands are currently being used for agricultural purposes.

2.2.4 HISTORICAL RESOURCES IMPACT ASSESSMENT

Historical Resources Act clearance was granted on July 22, 2014. This clearance is subject to Section 31 of the Resources Act which states, “a person who discovers a historic resource in the course of making an excavation for a purpose other than for the purpose of seeking historic resources shall forthwith notify the minister of the discovery.” The chance discovery of historical resources is to be reported to the contacts identified within the listing.

2.2.5 PHASE I ENVIRONMENTAL SITE ASSESSMENT

SolidEarth Geotechnical Inc. was retained to conduct a Phase I Environmental Site Assessment (Phase I ESA). The objective of the assessment was to identify actual or potential environmental concerns on the site from the historical use and operation of the site and surrounding land uses.



- - - Site Boundary
 Areas with High Water Table

Areas of Higher Slope
 >15% 8.5 deg
 >20% 11.3 deg
 >25% 14.0 deg
 >30% 14.0 deg

FIGURE 3
NATURAL FEATURES
 CRISSEL ESTATES
 AREA STRUCTURE PLAN

Lot 1; Block 1; Plan 132 1349 &
 Lot 2; Block 1; Plan 142 4307
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According to a review of the Abacus database, a total of four well leases (three gas leases and one unknown) were located on the properties to the north, south and west within 300 m of the study area. Additionally, two natural gas pipelines were identified onsite that also crossed into neighbouring properties. One of these pipelines was listed as abandoned, and no spills were reported for either pipeline. The assessment also comments on the reported practice of applying herbicide to the site prior to 1988. According to the assessment, herbicide usage does not pose significant environmental threat and the potential for environmental impact is expected to be low.

Based on a review of the available information described in the Phase I ESA report, the potential for environmental impact from the historical use and operation of the site and surrounding lands is considered low. No further assessment is recommended.

2.2.6 RESOURCE EXTRACTION

Future development of the site requires that all energy (oil and gas) facilities, and corresponding right-of-ways, be identified and mapped for the purpose of removing these lands from areas considered suitable for development. In July 2015, an enquiry was made to the Alberta Energy Regulator (AER) regarding facility information for the study area and surrounding geographic area. The search result reveals the location of the two above-mentioned high pressure natural gas pipelines that pass through the study area (see Image 3), and several abandoned wells located outside the boundaries of the study area. The pipeline that passes through the west half of the study area is owned by Enercapita Energy Ltd and is abandoned. The second pipeline located on the east half of the study area is operational and owned by Perpetual Energy Operating Corp.

The nearest well (represented as No. 1 in Image 3) is located 43 m north of the study area. It is an abandoned, reclamation certified gas facility that is owned by Nyrstar Myra Falls Ltd. and was last drilled on June 25th 1976 and subsequently abandoned on May 22nd 1988. In accordance with AER Directive 079, Surface Development in Proximity to Abandoned Wells, *“Surface structures on top of an abandoned well are not permitted and a minimum 5 m setback radius must be maintained”*. Neither the plan area, nor any associated future development, falls within the boundaries of the abandoned well setback radius.

The second nearest well (shown as No. 2 in Image 3), owned by Enercapita Energy Ltd., is located 226 m north of the study area. It is also an abandoned gas facility that was last drilled on January 22nd 1993 and later abandoned on October 5th, 1998. Located 260 m south of the study area, the third facility (No.3) is a reclamation certified abandoned well owned by Nyrstar Myra Falls Ltd. This well was last drilled on February 5th 1976 and was subsequently abandoned the following day, February 6th, 1976. The fourth abandoned well (No.4) shown in Image 3 is

owned by Enercapita Energy Ltd. This well is located more than 300 m from the study area and was officially abandoned on November 21, 2011.

With respect to these pipelines, the AER sets a minimum setback distance at the edge of the 15 m right-of-way while providing for some lower impact land uses to be placed within the right-of-way, such as a road crossing. While no additional setbacks from the pipeline right-of-ways are required, the AER, in accordance with the Land Development Information Package, requires that permanent structures be set back a minimum of 5 m from abandoned wells and that underground utilities be set back at least 3 m. All supporting documentation relating to wells and pipelines, and setback regulations will be submitted to the County as a separate document.

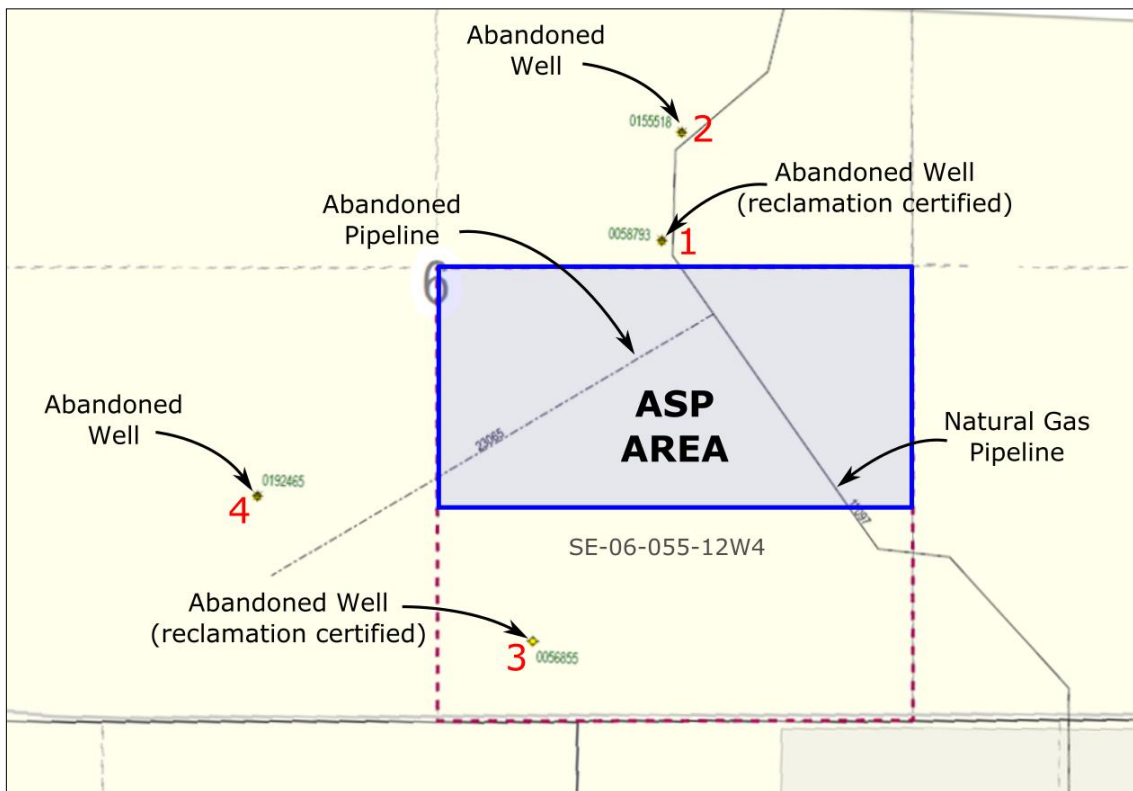


Image 3: Pipelines and wells located in close proximity to study area

2.2.7 GEOTECHNICAL SITE INVESTIGATION

Hagstrom Geotechnical Services Ltd. carried out a geotechnical investigation for the purpose of identifying locations having a high water table and to make recommendations for the design and construction of house foundations and for the proposed roadway. Twelve boreholes were drilled at the site on December 8, 2015 and after 16 days 11 boreholes were found to be dry.

The report states that no home should be constructed in areas where the groundwater table is less than 2.1 m from the ground surface. The investigation identifies only three areas where the groundwater is less than 2.1 m and the report states that the foundation conditions for a new home on each lot are considered favourable across the site. The report also notes that the site is underlain by medium plastic clay which has the potential to develop swelling pressures. Therefore, care should be taken to ensure that all exposed soils are protected from excessive drying during excavation work. The installation of weeping tiles around the perimeter of concrete footings with a basement is also recommended.

Construction of the proposed roadway should first be carried out with the removal of any exposed topsoil and soft and weak fill soils. New fill consisting of native mineral soils required to raise the site should be placed in thin lifts of 15 to 20 cm thick and then compacted. Final subgrade surface should be reconditioned within the top 200 mm and then re-compacted. The recommended gravel road structure for a local residential roadway is 350 mm crushed granular base and 200 mm subgrade preparation.

2.2.8 GROUNDWATER ASSESSMENT

SD Consulting Group completed a groundwater feasibility assessment for the purpose making recommendations for the development a potable groundwater supply for the proposed multi-lot subdivision. The recommendations are based in consultation with the *Regional Groundwater Assessment of the County of Two Hills* (completed by Hydrogeological Consultants Ltd.), *Groundwater in Alberta, An Assessment of Source, Use and Change* (completed by Worley Parsons), and the Alberta Groundwater Well Information System.

The assessment identifies a total of 14 wells within 1.6 km of the study area and a number of accessible groundwater sources. According to the *Water Act*, each of the 12 proposed lots will require a maximum of 1,250 cubic meters of water per year. Based on the assessment, this demand can likely be met by installing wells in the Milan Aquifer. The report concludes that groundwater source development is feasible for the proposed development. With respect to offsite impacts to nearby users of the Milan Aquifer, a 24-hour pump test will be conducted (the results of which confirm no potential negative impacts) prior to subdivision and the groundwater feasibility assessment will be amended to reflect the results of the test.

The landowner is proposing that the future multi-lot subdivision be re-zoned to allow for non-commercial agricultural uses including the keeping of livestock such as cows, sheep, pigs, goats, et cetera. According to Alberta Agriculture and Forestry, the largest water user is a

milking cow which requires 30 gallons of water per day. Assuming that an average of 5 animal units (equal to 5 milking cows) are kept on each lot, then an additional 150 gallon per lot per day would be required. Based on this information, there appears to be sufficient water in the Milan Aquifer to meet the livestock demands.

3 DEVELOPMENT CONCEPT

3.1 LAND USE CONCEPT AND VISION

The vision for development is for a country residential community comprised of 12 lots ranging from 4 to 8 acres in size (see Figure 4). The proposed development differs in character from existing country residential communities located elsewhere in The County by allowing for larger lot sizes and for non-commercial agricultural activities including the raising and breeding of certain types of livestock in limited quantities.

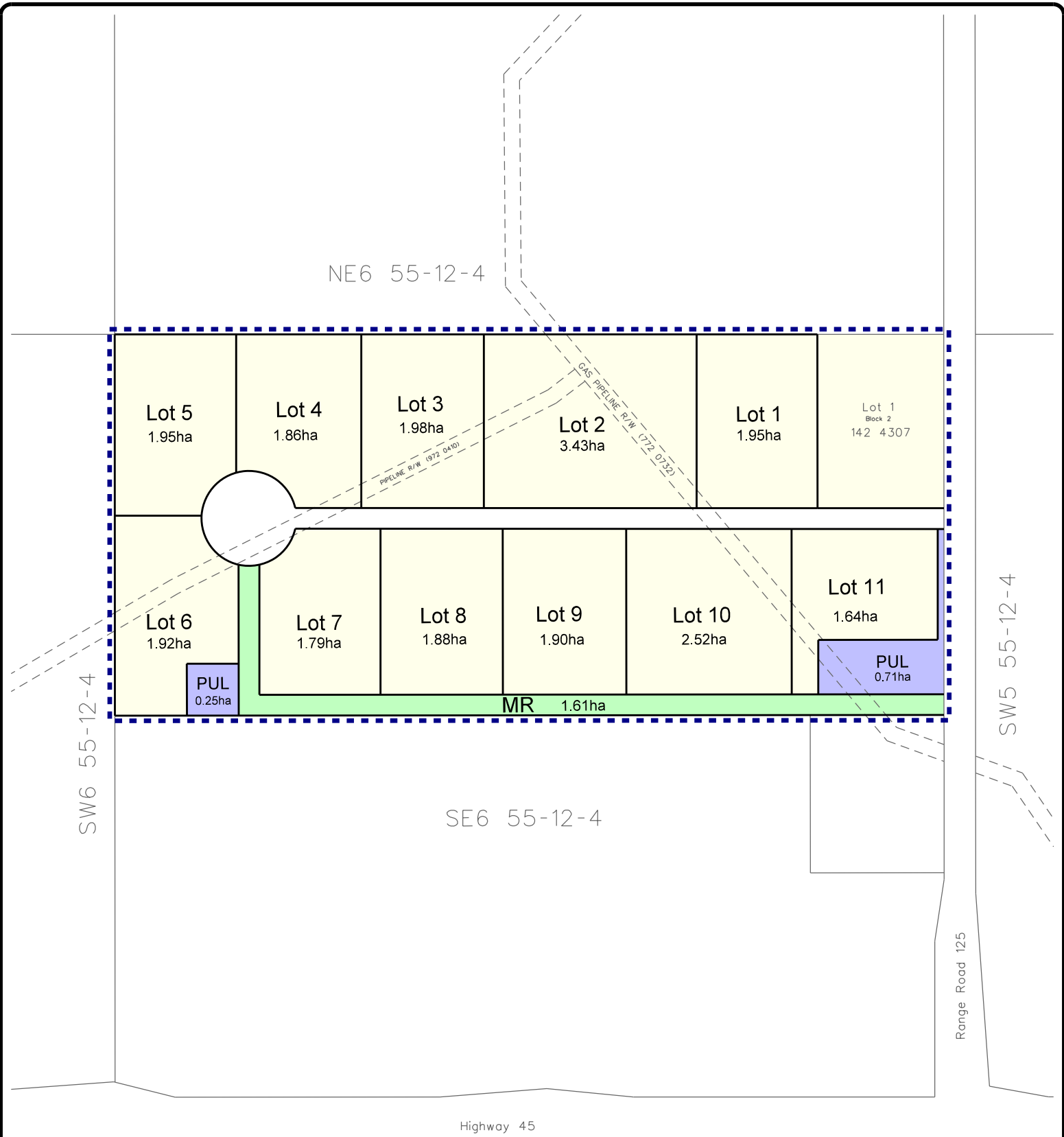
Currently, The County shares no inter-municipal development plan with the Town of Two Hills and the two properties that make up the study area are serviced and administered entirely by The County. However, given the close proximity of the study area to the Town of Two Hills, future residents of the proposed country residential community will benefit from the short distance and short travel time to the Town of Two Hills which will serve as the most accessible destination for the day-to-day purchases of goods and services.

TABLE 1 – LAND USE STATISTICS		
	Ha	% of GDA
GROSS DEVELOPABLE AREA	29.36	100%
NET DEVELOPABLE AREA	29.36	100%
Municipal Reserve (MR)	1.61	5.5%
Infrastructure		
Internal Roadway	1.91	6.5%
Public Utility	0.95	3.3%
Residential – Single Family	24.89	84.7%

Table 1: Land Use Statistics

TABLE 2 – RESIDENTIAL LAND USE STATISTICS					
	Net Area	Density (unit/ha)	Units	Persons/Unit	Population
Single-Detached	24.89 ha	2.19	12	3.5	42

Table 2: Residential Land Use Statistics



- Site Boundary
- Country Estate Residential Lot
- Public Utility Lot
- Municipal Reserve

FIGURE 4 DEVELOPMENT CONCEPT

CRISSSEL ESTATES AREA STRUCTURE PLAN

Lot 1; Block 1; Plan 132 1349 &
Lot 2; Block 1; Plan 142 4307
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3.2 VEHICULAR CIRCULATION AND EMERGENCY MANAGEMENT

In accordance with The County's MDP, none of the proposed lots will be directly accessible from the abutting county road. Instead, a single local road will be installed to link the proposed lots with Range Road 125 (see Figure 4). The concept plan also provides for an all-weather, 20 m wide emergency access (to be dedicated as municipal reserve) that runs along the south boundary of the study area and connects to Range Road 125. The proposed local road will be developed with an asphalt surface and the emergency access will be a compacted gravel pathway of sufficient width and durability to support the movement of emergency vehicles.

3.3 SERVICING

3.3.1 WATER SERVICING

The preliminary groundwater feasibility assessment concludes that sufficient yields will be available for the proposed development. As a result, it is intended that potable water will be supplied to the proposed lots by individual wells.

3.3.2 SANITARY SERVICING

Currently, there is no sanitary servicing infrastructure located near the study area. In the absence of an existing network to tie into sanitary servicing will be provided to the proposed residential lots via holding tanks that are to be individually pumped out.

3.3.3 DRAINAGE AND STORMWATER MANAGEMENT

The current (pre-development) drainage pattern has been evaluated and flow directions are represented by the green arrows on the Stormwater Management Plan shown in Figure 5. Water flows according to the natural slope of the land and is generally directed away from the site in a north to south direction. However, the above-mentioned area of depressed land, having two separate points of low elevation located at opposite ends of the plan area, will direct some water towards the north and south boundaries of the study area.

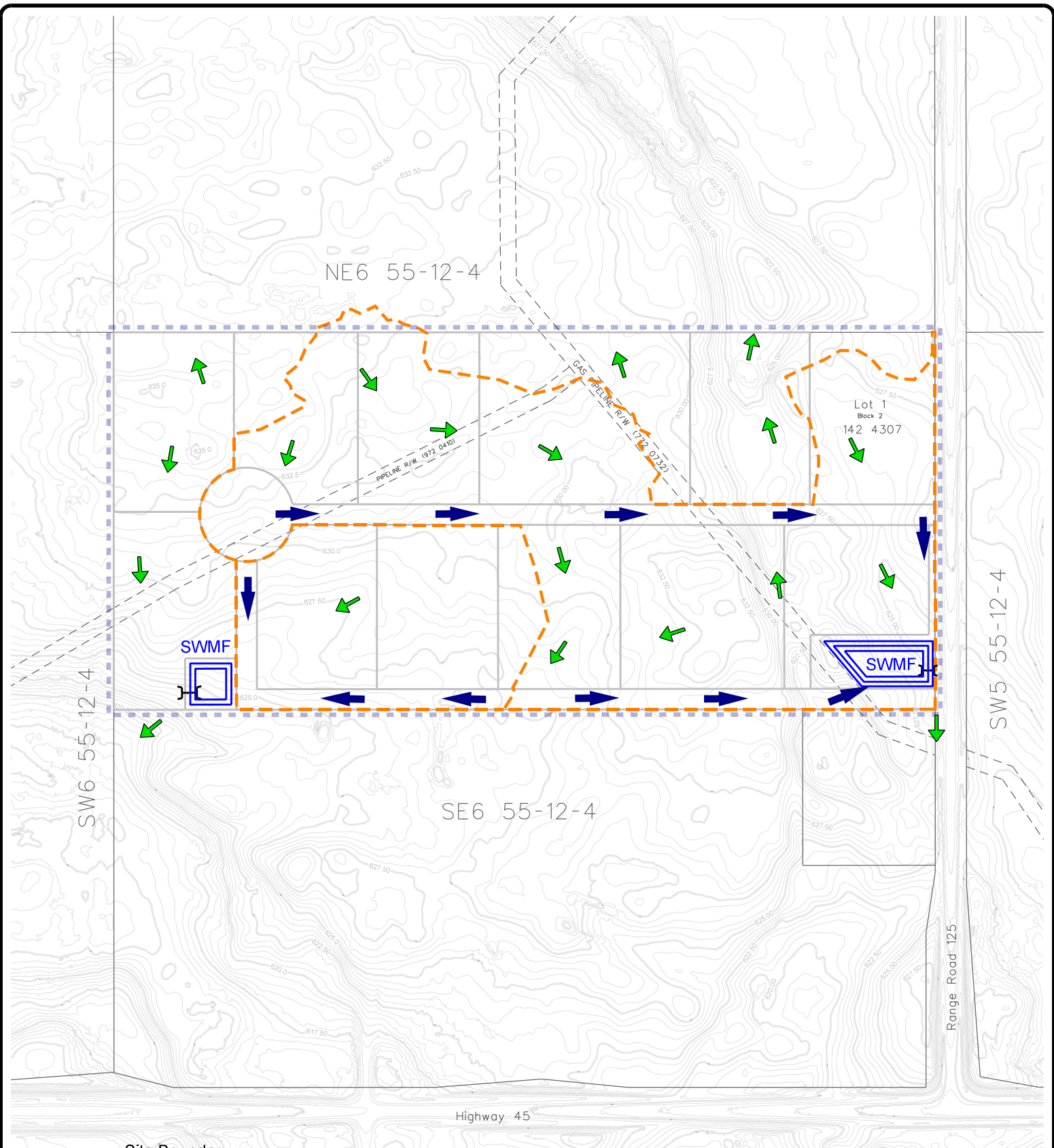
The pre-development flow pattern will persist in a post-development scenario except where stormwater water encounters the proposed roadway and emergency access, both of which will act as a drainage channels by directing flow in the directions indicated by the blue arrows shown in Figure 5.

The stormwater management concept plan proposes a sedimentation pond for the low-lying southeast corner of the study area. This pond will capture all stormwater originating in the north half of the property that will be directed along the internal road. A second

sedimentation pond located at the opposite end of the property will capture stormwater originating in southwest quadrant of the property. Prior to the construction of stormwater outfall works a *Water Act* approval will be applied for and obtained.

4 IMPLEMENTATION

Upon approval of the Area Structure Plan, it is the landowner's intention to make a single application to subdivide Parcel A (Lot 1, Block 1, Plan 1321349) according to the concept plan presented in Figure 4.









-  Site Boundary
-  Existing drainage
-  Post Development Drainage
-  Sedimentation Pond
-  Outfall
-  Sedimentation Pond Basin

FIGURE 5 STORMWATER MANAGEMENT

CRISEL ESTATES AREA STRUCTURE PLAN

Lot 1; Block 1; Plan 132 1349 &
Lot 2; Block 1; Plan 142 4307
County of Two Hills

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Schedule B

7.0 Special Provisions

7.15 Keeping of Livestock in Residential Districts

1. In any country residential estate district in which non-commercial agriculture is allowed, the following shall apply:
 - a. Non-commercial agriculture shall not be permitted on a parcel with an area of less than 1.21 ha (3.0 ac.)
 - b. Maximum allowable livestock quantities shall be determined by animal unit and by lot size, as defined by the following tables:

Type of Livestock	Number of Animals Equivalent to One Animal Unit
Dairy Cow (plus calf/calves under 6 months*)	1
Beef Cow (plus calf/calves under 6 months*)	1
Sheep / Goat (plus lambs/kids under 6 months*)	5
Horse (plus foal under 6 months*)	1
Pig (plus piglets under 2 months*)	1
Poultry: chicken (hen and rooster), quail, pheasant and turkey (plus chicks under 6 months*)	10
Rabbit (plus kits under 2 months*)	15

*Once the age of the offspring exceeds the temporary maturation period the animal(s) shall count towards the total number of animals on a site.

Maximum Allowed Animal Units by Lot Area	
1.21 ha (3.00 ac) – 2.42 ha (5.99 ac):	3 animal units (maximum)
2.43 ha (6.00 ac) – 3.23 ha (7.99 ac):	5 animal units (maximum)
3.24 ha (8.00 ac) – 4.05 ha (10.00 ac):	7 animal units (maximum)

2. Livestock not housed in an enclosed structure, such as a barn, must be confined to the site by way of fencing and/or buffering that shall be constructed to the satisfaction of the Development Authority to minimize or eliminate the impact of noise, odour or visual presence on surrounding properties.
3. Fencing for the purpose of confining livestock shall not be erected without a development permit.

Schedule C

8.8 Country Residential Estate (CRE) District

8.8.1 Purpose

The General Purpose of the Country Residential Estate District is to permit for larger lot country residential development and to allow for limited, non-commercial agricultural uses. This land use district is to specifically apply to Crissel Estates properties located on the north half of SE 6-55-12-W4M.

This District comprises all of the land so designated on the Land Use District Map.

8.8.2 Permitted Uses

- a. Type A single detached dwellings
- b. Home Occupations, minor
- c. Non-Commercial Agriculture
- d. Buildings and Uses accessory to a permitted use

8.8.3 Discretionary Uses

- a. Bed and Breakfast Establishments
- b. Extensive Agriculture (on lots greater than or equal to 27.32 ha / 67.51 ac)
- c. Home Occupations, major
- d. Institutional and Public Uses
- e. Public Utilities
- f. Recreational Uses
- g. Secondary Suites
- h. Other similar uses as approved by the Development Authority
- i. Buildings and Uses accessory to a discretionary use

8.8.4 Regulations

1. Minimum Lot Area
 - a. Single detached dwellings - 1.21 ha (3.0 ac)
 - b. All other uses - as required by the Subdivision Authority.
2. Maximum Lot Area
 - a. Single detached dwellings – 4.04 ha (10.0 ac)
 - b. All other uses - as required by the Subdivision Authority.
3. Subdivision
 - a. The maximum residential density shall be – 0.48 units/ha.
 - b. No lots greater than or equal to 2.42 ha (6.0 ac) shall be allowed to be further subdivided to create additional residential lots.
4. Minimum Floor Area
 - a. Single detached dwellings - 120 sq. m. (1292 sq. ft.)
 - b. All other uses - as required by the Development Authority.
5. Minimum Required Yards
 - a. Type A single detached dwellings from internal roads:
 - i. Front Yard - 7.5m (24.6 ft.)
 - ii. Rear Yard - 7.5m (24.6 ft.)
 - iii. Side Yard - 10% of lot width, but not less than 1.5m (4.92 ft.) and not required to be greater than 7.5m (24.6 ft.)
 - b. Other uses - from internal roads - as required by the Development Authority.
 - c. All uses - from all other roads - 38.0m (124.7 ft.)

6. A secondary suite shall not be considered in calculating the maximum residential density (number of dwelling units per hectare) in the Country Residential Estates (CRE) District.
7. All development shall be provided with sanitary sewage disposal facilities pursuant to Provincial Regulations and legislation. In addition, the availability and suitability of water on the site must be confirmed before any development permit for a country residential use is issued.
8. Within the Country Residential Estates (CRE) District, at any one time, not more than one (1) recreational vehicle may be located on a residential lot. No recreational vehicles may be used as a residence in the Country Residential Estates (CRE) District.

Schedule D

Subject Site:

Be rezoned From Controlled Urban Development District (CUD) to Country Residential Estate District (CRE): Lot 1, Block 1, Plan 1321349 and Lot 2, Block 1, Plan 1424307 within the north half of SE 6-55-12-W4M for a combined area of +/- 29.35 Ha (72.53 acres).

